

00-0-1444

City Council Atlanta, Georgia

SUBSTITUTE ORDINANCE BY: ZONING COMMITTEE Z-00-7210-5-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at 680-682-684 Greenwood Avenue, N.E., be changed from the I-1 (Light Industrial) District, to the RG-3-C (Residential General-Sector 3-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 17 of the 14th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Konda Laughin Johnson unicipal Clerk, CMC

ADOPTED by the Council RETURNED WITHOUT SIGNATURE OF THE MAYOR APPROVED as per City Charter Section 2-403

JAN 02, 2001

JAN 10, 2001



Conditions for Z-00-72

- 1. The site plan titled, Application Z-00-72 680-682-684 Greenwood Avenue", prepared by William Lindsey Stephenson, undated, stamped as received by the Bureau of Planning on September 26, 2000, consisting of two (2) sheets.
- 2. There shall be a 30-foot buffer extending from the rear property line into the site, which shall be planted with trees to the specifications of the City Arborist, and which shall not be used for mechanical equipment.
- 3. Any balconies on the northern façade of the building shall be recessed to at least 1/3 of their width.
- 4. The portion of the northern façade of the building that is used for parking shall be screened in a manner that will block automobile lights but which will also allow for ventilation.
- 5. All fencing shall be consistent in design and material.
- 6. Twenty percent of the site shall be maintained as green space, excluding the area used for the telecommunications tower.
- 7. The existing mature trees at the front of the site shall be preserved.
- 8. Entrance to the property from Greenwood Avenue shall be ungated.
- 9. The building shall be no higher than 89 feet.

Pr Br Ltc Nr Cr 68 22

Proposed Greenwood Avenue Rezoning

Braden Fellman Group Ltd.

Land Lot 17-14th District

NPU-F/Council District 6

City of Atlanta, Fulton County, Georgia

680,682,684 Greenwood Avenue

22 September, 2000

Gross Land Area 43,460 SF (less Celltower lease area to remain I-1)

Proposed Rezoning: RG-3 Floor Area Ratio: .696

Total Gross Land Area 44.460 SF

Total Open Space (.69): Required: 30,667.4 SF/ Provided: 35,025 SF

Useable Open Space(.40): Required: 17,784 SF/ Provided: 18,200 SF

Front Yard Setback: Required: 40 feet / Provided: 110 feet

Rear and Sideyard Setback: Required :26.2 feet /Provided: 30 feet

per 16-28.011 (5) e,a &b

Parking Spaces: Required: 31.68/Provided: 42

Building Area: 30,944 SF

Building Height: 89 feet (no limit required)

Number of Units.32

Refer to NPU Secretary for additional conditions.

per Sec.16-02.003(5)

I hereby certify that I am familiar with the Zoning Ordinance of the City of Atlanta, as amended. I hereby certify that to the best of my knowledge and ability, these plans are accurate and comply with the district and general regulations of the Zoning Ordinance of the City of Atlanta.

William L .Stephenson

W1- 2. St

Z-00-72

RECEIVED

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RECEIVED

8
BUREAU OF PLANNING

PLANNING

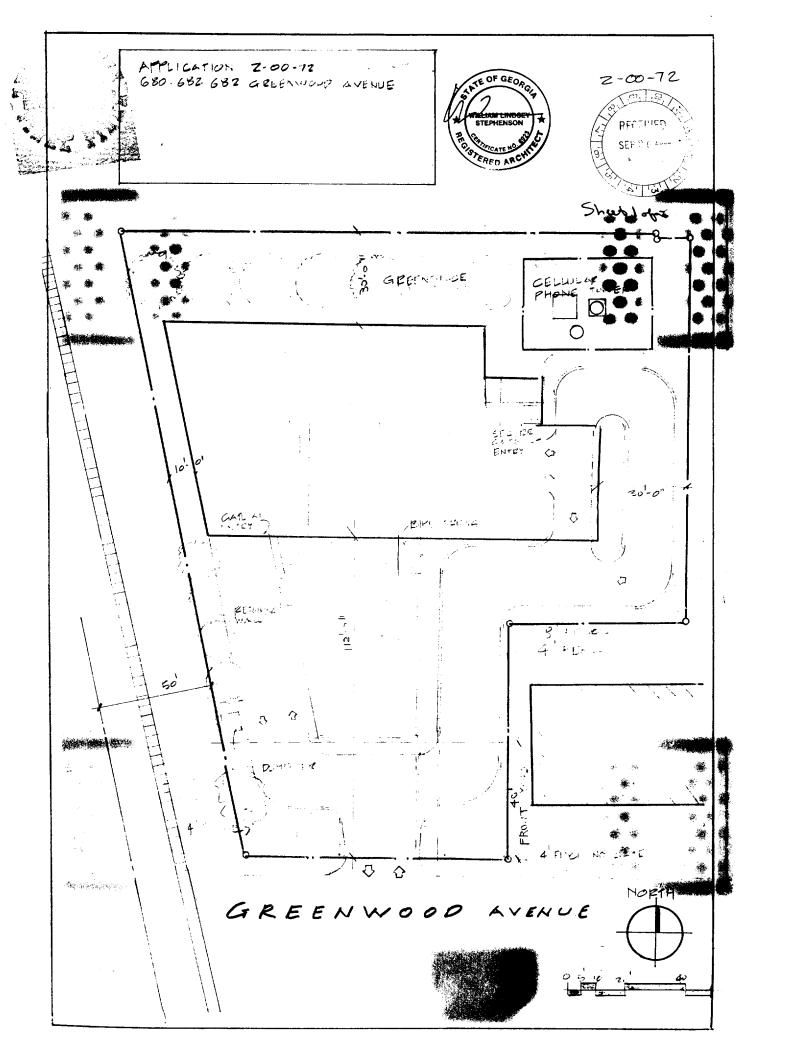
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(A legal description of the entire tract of land owned by the Landkard is to be attached)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 17 of the 16th District of Fulton County, Georgia, being more particularly described as follows:

Reginning at the intersection of the East right-of-way of Ponce De Leon Place and the North right-of-way of Greenwood Avenue; thence heading West along the North right-of-way of Greenwood Avenue a distance of 369.8 feet to a 1/2 inch rebax set on the North right-of-way of Greenwood Avenue; and the TRUE POINT OF REGINAING, thence North 89 degrees 52 minutes 24 seconds West along the North right-of-way of Greenwood Avenue, a distance of 97.37 feet to a 1 inch open top pipe found on the North right-of-way of Greenwood Avenue; thence North 10 degrees 35 minutes 21 seconds West s distance of 220.05 feet to a 1/2 inch rebar set; thence North 89 degrees 55 minutes 05 seconds East a distance of 182.20 feet to a 1/2 inch rebar act; thence South 00 degrees 00 minutes 05 seconds West a distance of 3,00 feet to a 1/2 inch rebar set; thence North 89 degrees 55 minutes 05 seconds East a distance of 19.60 feet to a 1/2 inch rebar set; thence South Ol degrees 14 minutes 50 seconds West a distance of 131.30 feet to a 1/2 inch rebar set; thence South 89 degrees 56 minutes 58 seconds West a distance of 65.20 feet to a nail found; thence South BO degrees 38 minutes 59 seconds West a distance of 82.44 feet to a 1/2 inch rebar set on the North right-of-way of Greenwood Avenue; and the TRUE POINT OF BEGINNING, said tract containing 0.7675 acres of land in accordance with plat by Pearaon & Associates Inc. for Hank and Susan Bauer dated August 11, 1985, and for Pelosi and Chambers revised September 24, 1987, said revised Plat tecorded in Plat Book 154, Page 144, Fulton County Records, with two one-story concrete block warehouse type buildings and one two-story metal clad building located thereon, said property being a portion of a larger tract formerly known as No. 686-A Greenwood Avenue until changed by the present system of numbering in the City of Atlanta to 580, 682 and 684 Greenwood Avenue, N.B.



Atlanta City Council

Regular Session

MULTIPLE

00-0-1677 & 00-0-1444

ADOPT on substitue

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 5
EXCUSED: 0
ABSENT 0

Y	McCarty	NV	Dorsey	NV	Moore	NV	Thomas
Y	Starnes	Y	Woolard	Y	Martin	Y	Emmons
Y	Bond	Y	Morris	Y	Maddox	NV	Alexander
Y	Winslow	Y	Muller	Y	Boazman	NV	Pitts

COUNCIL ACTION	Consent □V Vote ☑RC Vote	CERTIFIED	JAN 2 20	1		MAYOR'S ACTION	JAN I O 2001
Committee First Reading Date Committee	Stim	Detail Date Control Date Control Chair Chair	60 rav. side) Fav, Adv, 1	Refer To		Fox, Adv, Held (see rev. side) Other Other Members Members	May May Refer To Refer To
00- () -1444 (Do Not Write Above This Line)	ORDIN	BY: CONTING COMMITTEE AN ORDINANCE TO REZONE FROM THE I-1 (LIGHT INDUSTRIAL) DISTRICT TO THE	RG-3 (RESIDENTIAL-GENERAL-SECTOR 3) DISTRICT, PROPERTY LOCATED AT 680-682-684 GREENWOOD AVENUE, N.E., FRONTING 92.37 FEET ON THE NORTH SIDE OF GREENWOOD AVENUE BEGINNING 369.8 FEET WEST FROM THE NORTHWEST CORNER OF PONCE DE LEON PLACE. DEPTH: VARIES; AREA: .75 ACRE; LAND LOT 17, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: DONALD CHAMBERS APPLICANT: PRESTON SNYDER	NPU-F COUNCIL DISTRICT 6	ADONTED BY JAN U 2 2001 COUNCIL	CONSENT REFER REGULAR REPORT REFER	Date Referred 9/18/00 Referred To: 2RB & 200100